

The following site is being submitted for inclusion into the GIS registry:

- To begin, click on cell to the right of; *This is a:*
- Use Tab, ↓ or Pg Down to navigate form. Print & include with file when completed.

This is a: New Submittal

BRRTS ID (no dashes): 0341184649

Comm # (no dashes): 53204141558

County: Milwaukee

Region: Southeast

Site Name: Robert Schroeder Property

Street Address: 158 S Barclay St

City: Milwaukee

Final Closure Date: 2002-09-26

Closure Conditions: met

Off-source property contamination? No

(If yes, attach locational data and deed information on pg. 2)

Right-of-way contamination? Yes

Contaminated media: Groundwater

GPS Coordinates (meters in the WTM91 projection)

Easting (X): 690320

Northing (Y): 287515

Collection Method: DNR Web Site

Scale or Resolution: 1:

(1:24,000 scale or finer)

Prepared by:

Submitted by: David Blair

Source Property Checklist

- ☒ Final Closure Letter
- ☐ The most recent deed including legal descriptions, for all properties within or partially within the contaminated site boundaries w/ Soil > NR 720 RCL and/or GW > NR 140 ES
- ☐ A certified surveyed map or the relevant section of the recorded plat map for those properties where the legal description in the most recent deed refers to a certified survey map or a recorded plat map
- ☒ Parcel ID for all properties w/ Soil > NR 720 RCL and/or GW > NR 140 ES
- ☒ General Location Map
- ☒ Detailed Location Map showing property boundaries, buildings, MW(s), soil borings and/or potable wells etc for properties w/ Soil > NR 720 RCL and/or GW > NR 140 ES
- ☒ Latest Map(s) showing extent or outline of current GW and/or Soil contamination plume
- ☒ Latest Table of GW and/or Soil results
- ☒ Map showing GW flow direction
- ☒ A table of the previous 4 water level elevation measurements
- ☒ Geologic cross section (if generated as part of the site investigation)
- ☐ Statement signed by RP certifying correctness of legal descriptions
- ☒ ROW Notification



ENVIRONMENTAL & REGULATORY SERVICES DIVISION
BUREAU OF PECFA
101 West Pleasant Street, Suite 100A
Milwaukee, Wisconsin 53212-3963
TDD #: (608) 264-8777
Fax #: (414) 220-5374
<http://www.commerce.state.wi.us>
<http://www.wisconsin.gov>
Scott McCallum, Governor
Philip Edw. Albert, Secretary

September 26, 2002

Mr. Robert Schroeder
RGTS Robert Schroeder Design
1919 N. Summit Ave., 3-D
Milwaukee, WI 53202-1380

RE: **Final Closure**

Commerce # 53204-1415-58-A WDNR BRRTS # 03-41-184649
Robert Schroeder Property, 158 S. Barclay St., Milwaukee

One 1,000-gallon leaded gasoline and one 1,000-gallon diesel fuel underground storage tanks (USTs) removed in April 1998

Dear Mr. Schroeder:

The Wisconsin Department of Commerce (Commerce) has received all the items required for closure of the site referenced above. This site is now listed as "closed" on the Commerce database and will also be included on the Wisconsin Department of Natural Resources (WDNR) Geographic Information System (GIS) Registry of Closed Remediation Sites to document residual groundwater contamination that remains at the property.

The USTs listed above were formerly located on the 158 S. Barclay St. property and the petroleum product dispensers and portions of associated piping were located on the neighboring property at 175 S. Water St. (Comm # 53204-1449-75, WDNR BRRTS # 03-41-338092). Therefore, the owner of each property was a co-owner of the UST system and/or a responsible party for investigation and remediation of the petroleum contamination associated with the system. The contamination constituted one contiguous site (occurrence) that straddled the two properties. A similar letter to this one documents "final" closure for 175 S. Water St and can be found on the GIS Registry, along with related site documentation.

It is in your best interest to keep all documentation related to the environmental activities at your site. If residual contamination is encountered in the future, appropriate measures must be implemented to assure that it is managed following all applicable regulations. If future site conditions indicate that any remaining contamination poses a threat, and subsequent information indicates a need to reopen this case, any original claim under the PECFA fund would also reopen and you may apply for assistance to the extent of remaining eligibility.

Mr. Robert Schroeder
Commerce # 53204-1415-58-A WDNr BRRTS # 03-41-184649
Robert Schroeder Property, 158 S. Barclay St., Milwaukee
September 26, 2002
Page 2

Thank you for your efforts to protect and restore Wisconsin's environment. If you have any questions, please contact me in writing at the letterhead address or by telephone at (414) 220-5402.

Sincerely,

A handwritten signature in black ink, appearing to read "Stephen D. Mueller", with a stylized, flowing script.

Stephen D. Mueller
Hydrogeologist
Site Review Section

cc: Mr. Gregory Walsh, Assured Environmental Associates, Inc.
Case File

Document Number

NOTICE OF CONTAMINATION TO
PROPERTY

8344584

REGISTER'S OFFICE | SS
Milwaukee County, WI

RECORDED AT 11:22 AM

09-12-2002

IGNATIAS J. NIEMCZYK
REGISTER OF DEEDS

AMOUNT 13.00

Recording Area

Name and Return Address

ROBERT SCHROEDER
1919 N. SUMMIT AVE 3-D
MILWAUKEE, WI 53202

428-0257-100-8

Parcel Identification Number (PIN)

STATE OF WISCONSIN)
COUNTY OF MILWAUKEE) ss

Section 1. BARCLAY PROPERTIES, LLP is the owner of the above-described property.

Section 2. One or more petroleum discharges related to two former leaking underground storage tank (LUST) systems have occurred at this property. The north UST system (1,000-gallon diesel fuel) was located outside the northeast corner of the building. The south UST system (1,000-gallon gasoline and 1,000-gallon diesel fuel) straddled the property line between 158 S. Barclay St. and 175 S. Water St., near Pittsburgh St. Remediation of the LUST site included removal of the leaking underground storage tanks and subsequent groundwater quality monitoring to evaluate natural attenuation of residual petroleum contamination. Contaminants, primarily benzene, remain at this property in soil and groundwater at concentrations above Wisconsin Administrative Code NR 720 residual contaminant levels and NR 140 enforcement standards, respectively. Natural attenuation is the approved remedial alternative for the residual soil and groundwater contamination at this property.

Section 3. The owner hereby declares that all of the property described above is held and shall be held, conveyed or encumbered, leased, rented, used, occupied and improved subject to the following limitations and/or restrictions:

Anyone who proposes to construct or reconstruct a well on this property is required to contact the Department of Natural Resources' Bureau of Drinking Water and Groundwater, or its successor agency, to determine what specific prohibitions or requirements are applicable, prior to constructing or reconstructing a well on this property. No well may be constructed or reconstructed on this property unless applicable requirements are met.

Residual petroleum contaminated soil remains on this property in the **north UST system area**, as shown on the attached figure(s), and ranges in depth from approximately two feet to the water table at approximately 13 feet below grade. It has been shown that the residual contamination levels are protective of health and the environment, if left in place. However, if contaminated

material is removed in the future, it may be considered a solid waste and must be managed in accordance with all applicable laws.

Residual petroleum contamination in soil and groundwater remains on this property in the **south UST system area** near the intersection of the property line between 158 S. Barclay St. and 175 S. Water St. and the Pittsburgh St. right-of-way, as shown on the attached figure(s). Depth to the contamination is three feet below ground surface. It has been shown that these residual soil and groundwater contamination levels are protective of health and the environment, if left in place. If contaminated material is removed in the future, it may be considered a solid waste and must be managed in accordance with all applicable laws.

Any person who is or becomes owner of the property described above may request that the Wisconsin Department of Commerce, or its successor, issue a determination that the restrictions set forth in this covenant are no longer required. That property owner shall provide any and all necessary information to the Department in order for the Department to be able to make a determination. Upon receipt of such a request, the Department shall determine whether or not the restrictions contained herein can be extinguished. Conditions under which a restriction may be extinguished will be determined in accordance with the site specific standards, rules and laws for this property. If the Department determines that the restrictions can be extinguished, an affidavit, with a copy of the Department's written determination, may be recorded to give notice that this restriction, or portions of this restriction are no longer binding. Any restriction placed upon this property shall not be extinguished without the Department's written determination.

IN WITNESS WHEREOF, the owner of the property has executed this document, this 12th day of SEPTEMBER, 2002.

[When appropriate use the following clause]:

By signing this document, [he/she] acknowledges that [he/she] is duly authorized to sign this document on behalf of BARCLAY PROPERTIES, LLP

Signature: Robert G. Schroeder

Printed Name: ROBERT G. SCHROEDER

Title: RESPONSIBLE PARTY

Subscribed and sworn to before me
this 12th day of SEPTEMBER, 2002

Notary Public, State of WISCONSIN

My commission exp. 12/31/03

This document was drafted by the Wisconsin Department of Commerce.

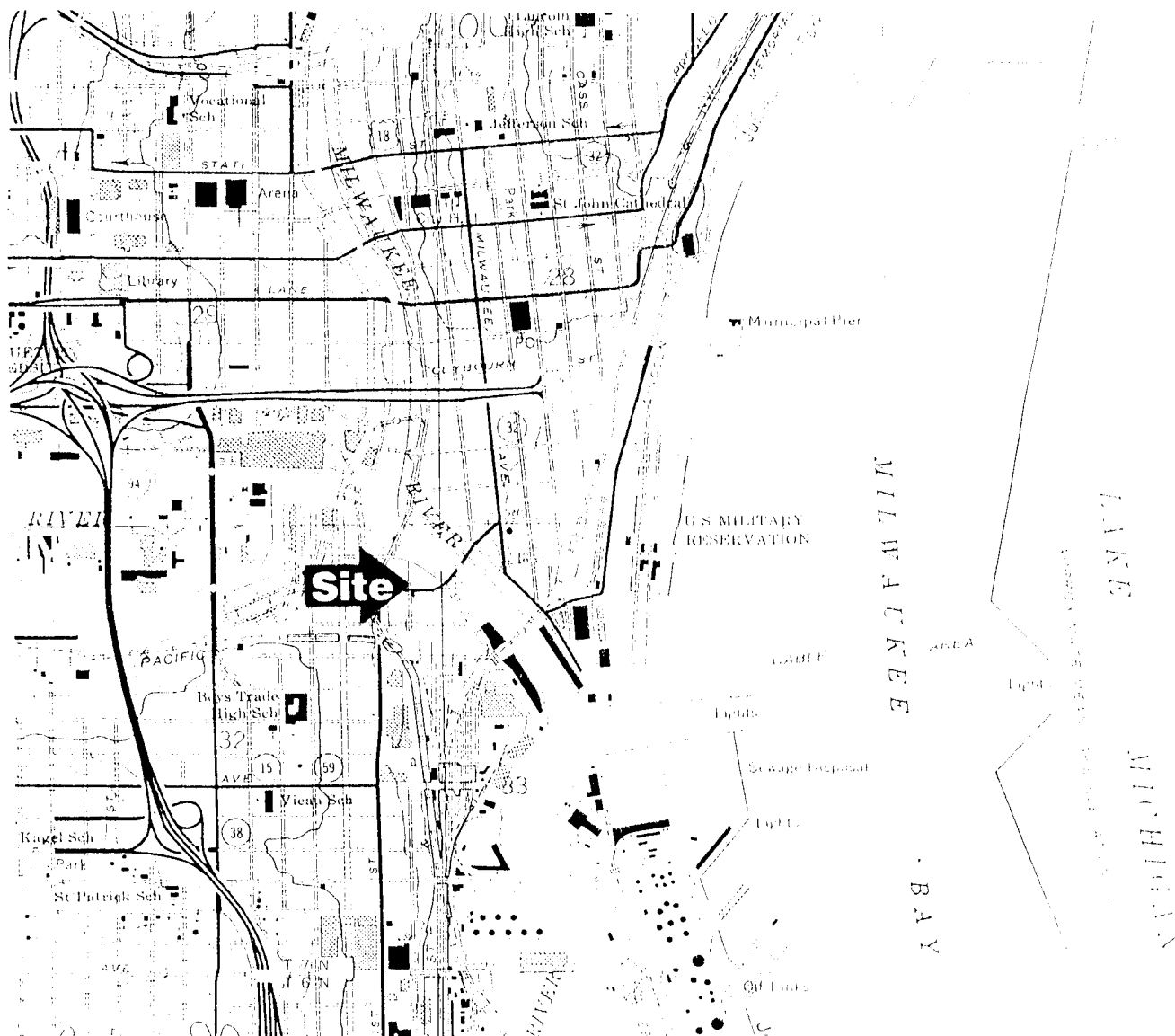
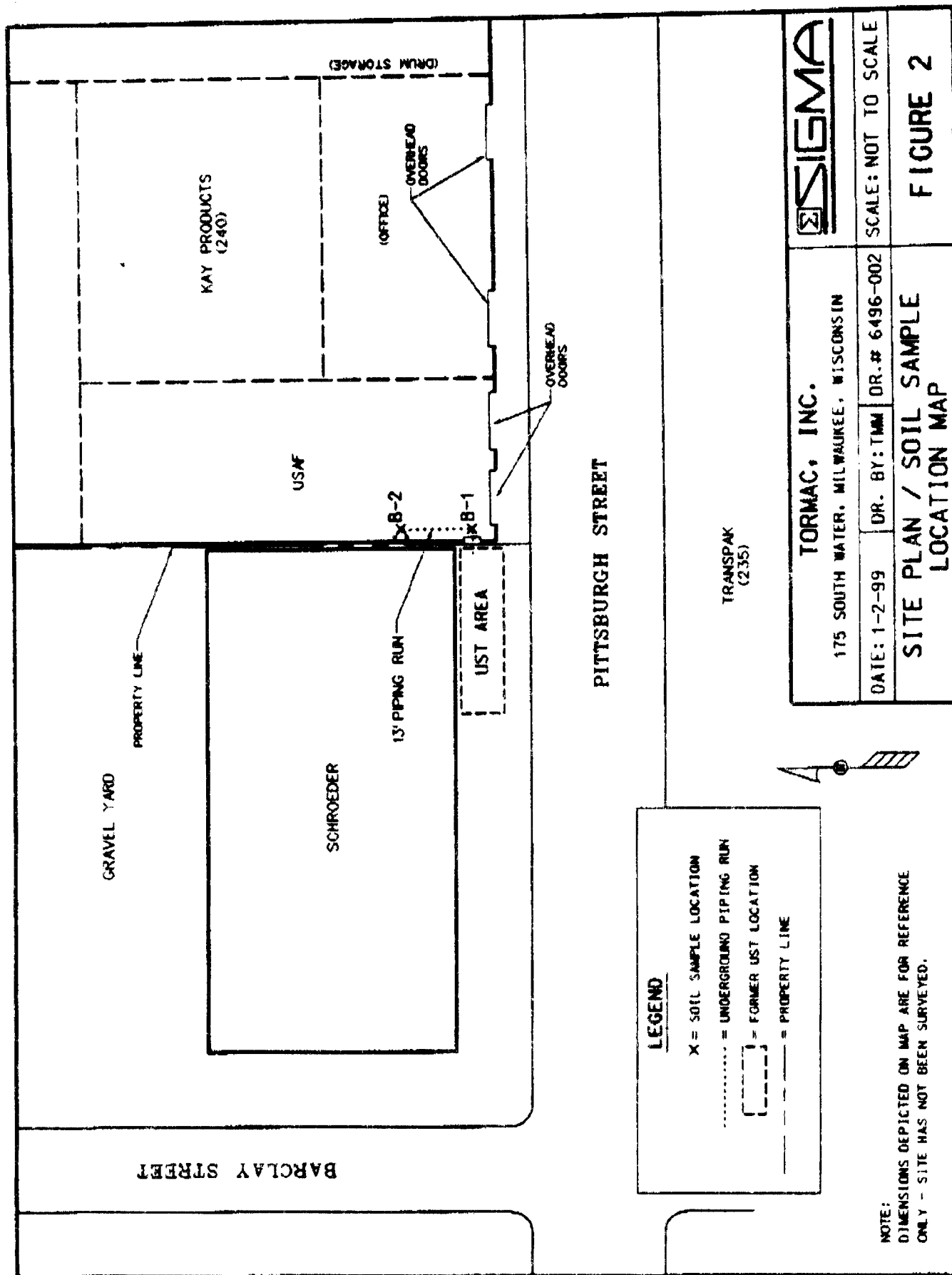


Figure 1
Site Topographic Map
Former Schroeder Property
158 South Barclay Street
Milwaukee, Wisconsin

Approximate Scale
1" = 2,000'



Assured Environmental Associates, Inc.
14120 West Glendale Avenue
Brookfield, Wisconsin



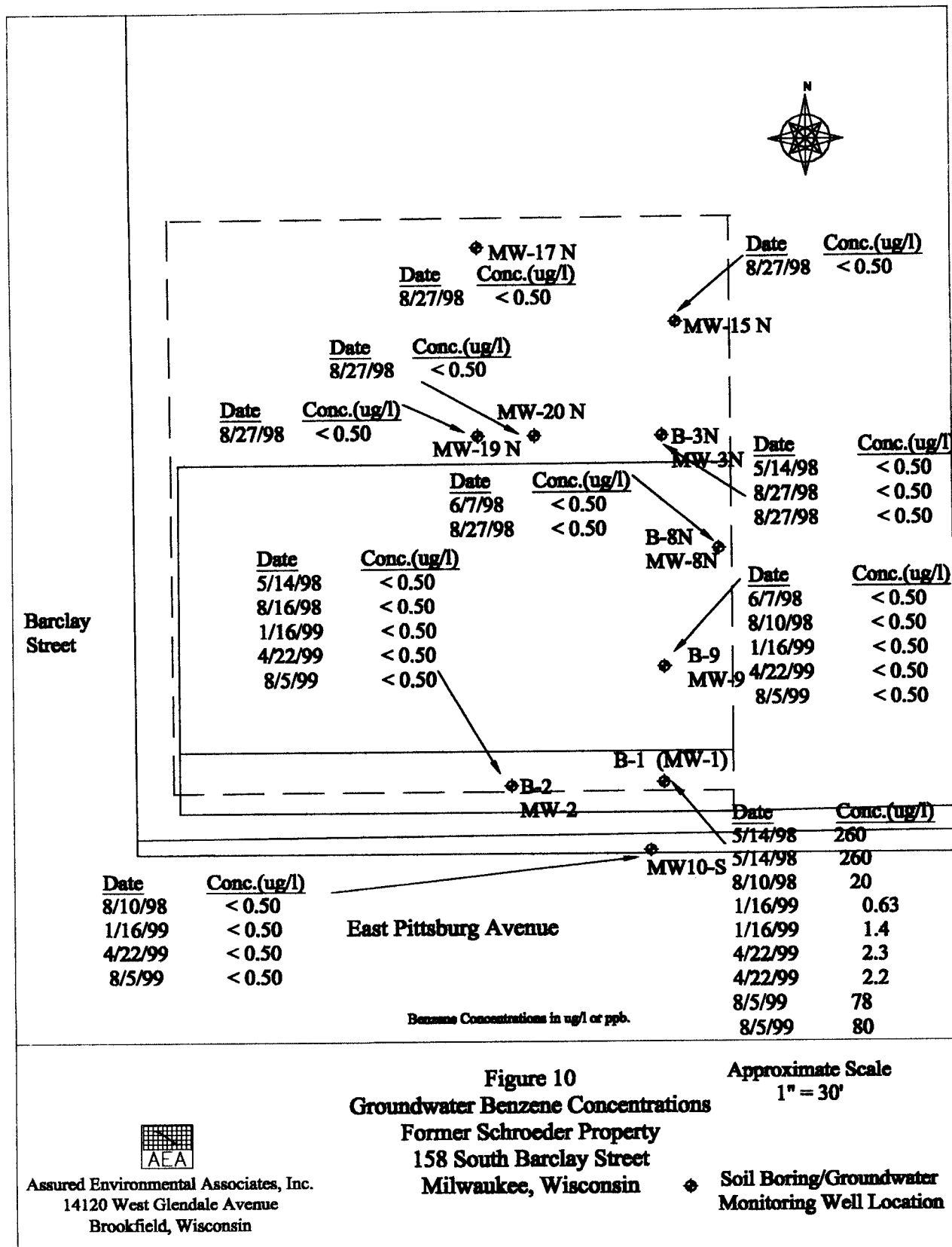


Table 2
Water Analytical Result Summary¹
158 South Barclay Street, Milwaukee Wisconsin

Parameter	ES	PAL	MW-1 S 5/14/98	MW-1 SA 5/14/98	MW-1 S 8/10/98	MW-1 S 1/16/99	MW-1 SA 1/16/99	MW-1 S 4/22/99	MW-1 SA 4/22/99	MW-1 S 8/5/99	MW-1 SA 8/5/99
DRO	----	----	0.84	NA	0.47	NA	NA	NA	NA	NA	NA
GRO	----	----	2,400	NA	0.19	NA	NA	NA	NA	NA	NA
Lead	15	1.5	2.9	NA	5.5	NA	NA	NA	NA	NA	NA
Benzene	5	0.5	260	260	20	0.63	1.4	2.3	2.2	78	80
n-Butylbenzene	----	----	29	39	NA	NA	NA	NA	NA	NA	NA
Tert-Butylbenzene	----	----	< 0.50	< 0.50	NA	NA	NA	NA	NA	NA	NA
1,2-Dichloroethane	----	----	1.4	1.7	NA	NA	NA	NA	NA	NA	NA
Ethyl Benzene	700	140	33	40	1.6	0.59	1.0	0.54	< 0.50	8.7	8.9
Isopropylbenzene	----	----	3.4	4.3	NA	NA	NA	NA	NA	NA	NA
p-Isopropyltoluene	----	----	< 0.50	< 0.50	NA	NA	NA	NA	NA	NA	NA
Methylene chloride	----	----	< 0.53	< 0.53	NA	NA	NA	NA	NA	NA	NA
Methyl-t-Butyl Ether	----	----	< 0.20	< 0.20	3.7	3.5	1.9	4.1	2.4	26	38
Naphthalene	----	----	20	31	NA	NA	NA	NA	NA	NA	NA
n-Propylbenzene	----	----	8.0	9.7	NA	NA	NA	NA	NA	NA	NA
Toluene	343	68.6	9.3	11	0.57	< 0.50	0.54	< 0.50	< 0.50	1.8	1.9
1,2,4-Trimethylbenzene	----	----	320	300	9.9	1.6	3.0	< 1.0	< 1.0	9.3	9.2
1,3,5-Trimethylbenzene	----	----	46	60	7.5	< 1.0	1.3	< 1.0	< 1.0	0.88	1.1
Total Xylenes	620	124	530	500	12	1.6	3.1	0.60	0.52	9.1	9.1

¹ GRO and DRO results in mg/l (ppm). All other concentrations including Pb are ug/l (ppb).
* = Duplicate Sample MW-1A.). NA= Not Analyzed. A= Laboratory artifact – concentrations found of this analyte are characteristic of laboratory artifact.

Table 2 (continued)
Water Analytical Result Summary¹
Schroeder Property (South)

Parameter	ES	PAL	MW-2 S 5/14/98	MW-2 S 8/10/98	MW-2 S 1/16/99	MW 2S 4/22/99	MW 2S 8/5/99
DRO	---	---	< 0.10	0.18	NA	NA	NA
GRO	---	---	< 50	< 0.05	NA	NA	NA
Lead	15	1.5	4.1	< 1.5	NA	NA	NA
Benzene	5	0.5	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50
n-Butylbenzene	---	---	< 0.50	NA	NA	NA	NA
Tert-Butylbenzene	---	---	< 0.50	NA	NA	NA	NA
1,2-Dichloroethane	---	---	< 0.50	NA	NA	NA	NA
Ethyl Benzene	700	140	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50
Isopropylbenzene	---	---	< 0.50	NA	NA	NA	NA
p-Isopropyltoluene	---	---	2.2	NA	NA	NA	NA
Methylene chloride	---	---	< 0.53	NA	NA	NA	NA
Methyl-T-Butyl Ether	---	---	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20
Naphthalene	---	---	< 8.0	NA	NA	NA	NA
n-Propylbenzene	---	---	< 0.50	NA	NA	NA	NA
Toluene	343	68.6	< 0.50	< 0.50	< 0.50	0.51	< 0.50
1,2,4-Trimethylbenzene	---	---	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
1,3,5-Trimethylbenzene	---	---	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
Total Xylenes	620	124	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50

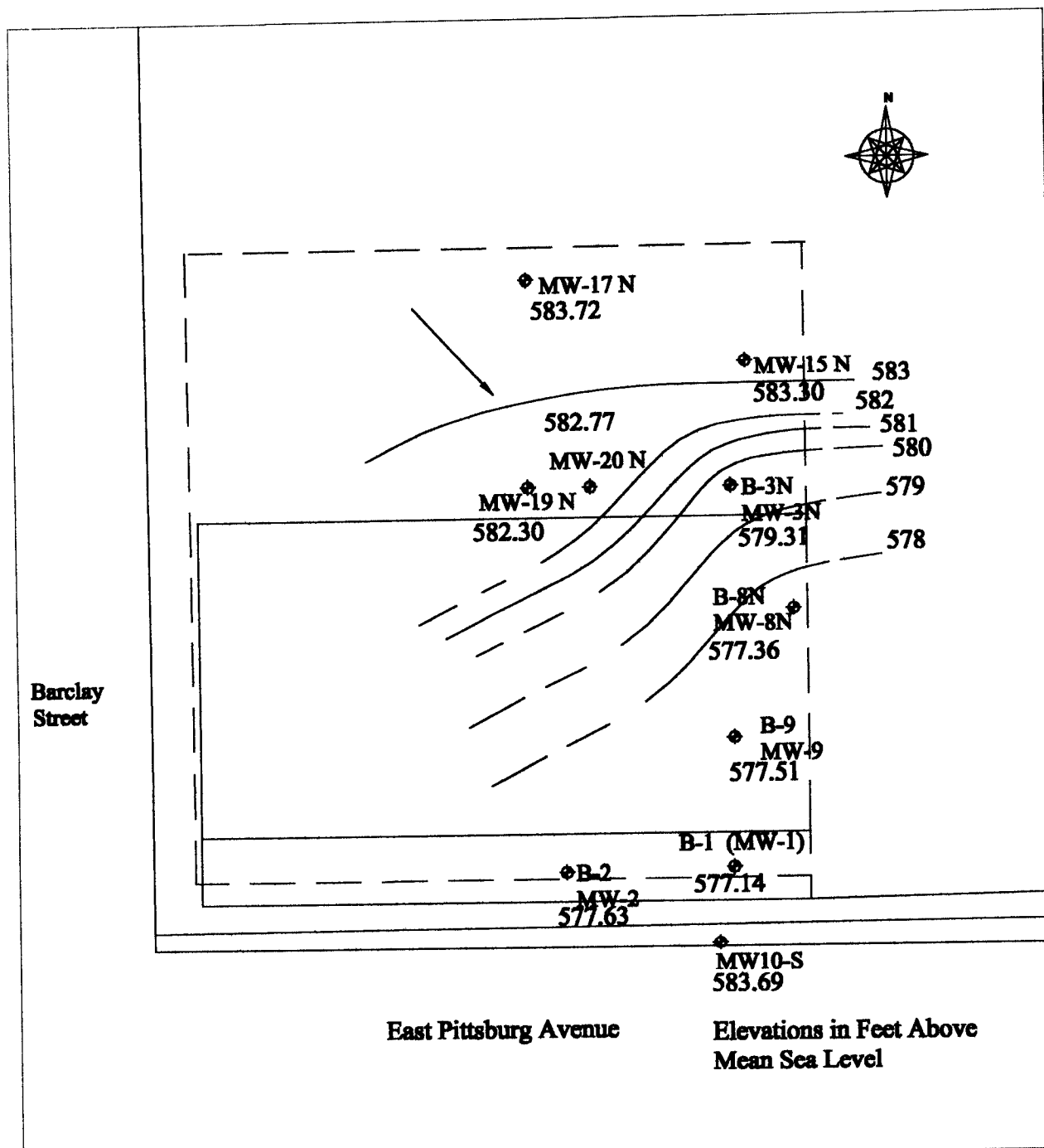
¹ GRO and DRO results in mg/l (ppm). All other concentrations including Pb are ug/l (ppb).
 * = Duplicate Sample MW-1A.). NA= Not Analyzed. A= Laboratory artifact – concentrations found of this analyte are characteristic of laboratory artifact.

Table 2
Water Analytical Result Summary¹
Schroeder Property (South)

Parameter	ES	PAL	MW-1 5/14/98	MW-1 A 5/14/98	MW-2 5/14/98	MW9-S 6/7/98	MW-1-S 8/10/98	MW-2-S 8/10/98	MW-10-S 8/10/98	MW10-SA 8/10/98	Equipment Blank 8/10/98
DRO	----	----	0.84	NA	< 0.10	< 0.10	0.47	0.18	< 0.10	NA	NA
GRO	----	----	2,400	NA	< 50	0.097	0.19	< 0.05	< 0.05	NA	NA
Lead	15	1.5	2.9	NA	4.1	NA	5.5	< 1.5	< 1.5	NA	NA
Benzene	5	0.5	260	260	< 0.50	< 0.50	20	< 0.50	< 0.50	< 0.50	< 0.50
n-Butylbenzene	----	----	29	39	< 0.50	NA	NA	NA	< 0.50	< 0.50	NA
Tert-Butylbenzene	----	----	< 0.50	< 0.50	< 0.50	NA	NA	NA	< 0.50	< 0.50	NA
1,2-Dichlorobenzene	----	----	1.4	1.7	< 0.50	NA	NA	NA	< 0.50	< 0.50	NA
Ethyl Benzene	700	140	33	40	< 0.50	< 0.50	1.6	< 0.50	< 0.50	< 0.50	< 0.50
Isopropylbenzene	----	----	3.4	4.3	< 0.50	NA	NA	NA	< 0.50	< 0.50	NA
p-Isopropyltoluene	----	----	< 0.50	< 0.50	2.2	NA	NA	NA	< 0.50	< 0.50	NA
Methylene chloride	----	----	< 0.53	< 0.53	< 0.53	NA	NA	NA	0.81A	0.60A	NA
Methyl-T-Butyl Ether	----	----	< 0.20	< 0.20	< 0.20	< 0.20	3.7	< 0.20	2.5	1.9	< 0.20
Naphthalene	----	----	20	31	< 8.0	NA	NA	NA	< 8.0	< 8.0	NA
n-Propylbenzene	----	----	8.0	9.7	< 0.50	NA	NA	NA	< 0.50	< 0.50	NA
Toluene	343	68.6	9.3	11	< 0.50	< 0.50	0.57	< 0.50	< 0.50	< 0.50	< 0.50
1,2,4-Trimethylbenzene	----	----	320	300	< 1.0	1.0	9.9	< 1.0	< 1.0	< 1.0	< 1.0
1,3,5-Trimethylbenzene	----	----	46	60	< 1.0	< 1.0	7.5	< 1.0	< 1.0	< 1.0	2.4
Total Xylenes	620	124	530	500	< 0.50	1.0	12	< 0.50	< 0.50	< 0.50	< 0.50

¹ GRO and DRO results in mg/l (ppm). All other concentrations including Pb are ug/l (ppb).

* = Duplicate Sample MW-1A.) NA= Not Analyzed. A= Laboratory artifact – concentrations found of this analyte are characteristic of laboratory artifact.



Assured Environmental Associates, Inc.
14120 West Glendale Avenue
Brookfield, Wisconsin

SUMMARY OF GROUNDWATER DEPTH¹
SCHROEDER SOUTH

Date	MW1-N DOW=20.22	MW2-N DOW=15.66	MW9-S DOW=14.70	MW10-S DOW=14.70
5/14/98	13.09	13.39	NI	NI
5/18/98	13.51	13.25	NI	NI
6/5/98	NM	NM	14.16	NI
6/19/98	13.83	13.57	13.42	NI
8/10/98	13.49	13.22	13.04	7.53

GROUNDWATER ELEVATION

Date	MW-1	MW-2	MW-9	MW10-S
Elevation (AMSI)	590.633	590.853	590.553	591.223
5/14/98	577.543	577.463	NI	NI
5/18/98	577.123	577.603	NI	NI
6/5/98	NM	NM	576.393	NI
6/19/98	576.803	577.283	577.113	NI
8/10/98	577.143	577.633	577.513	583.693

¹ Depth of Well (DOW)
NI = Not Installed
NM = Not Measured

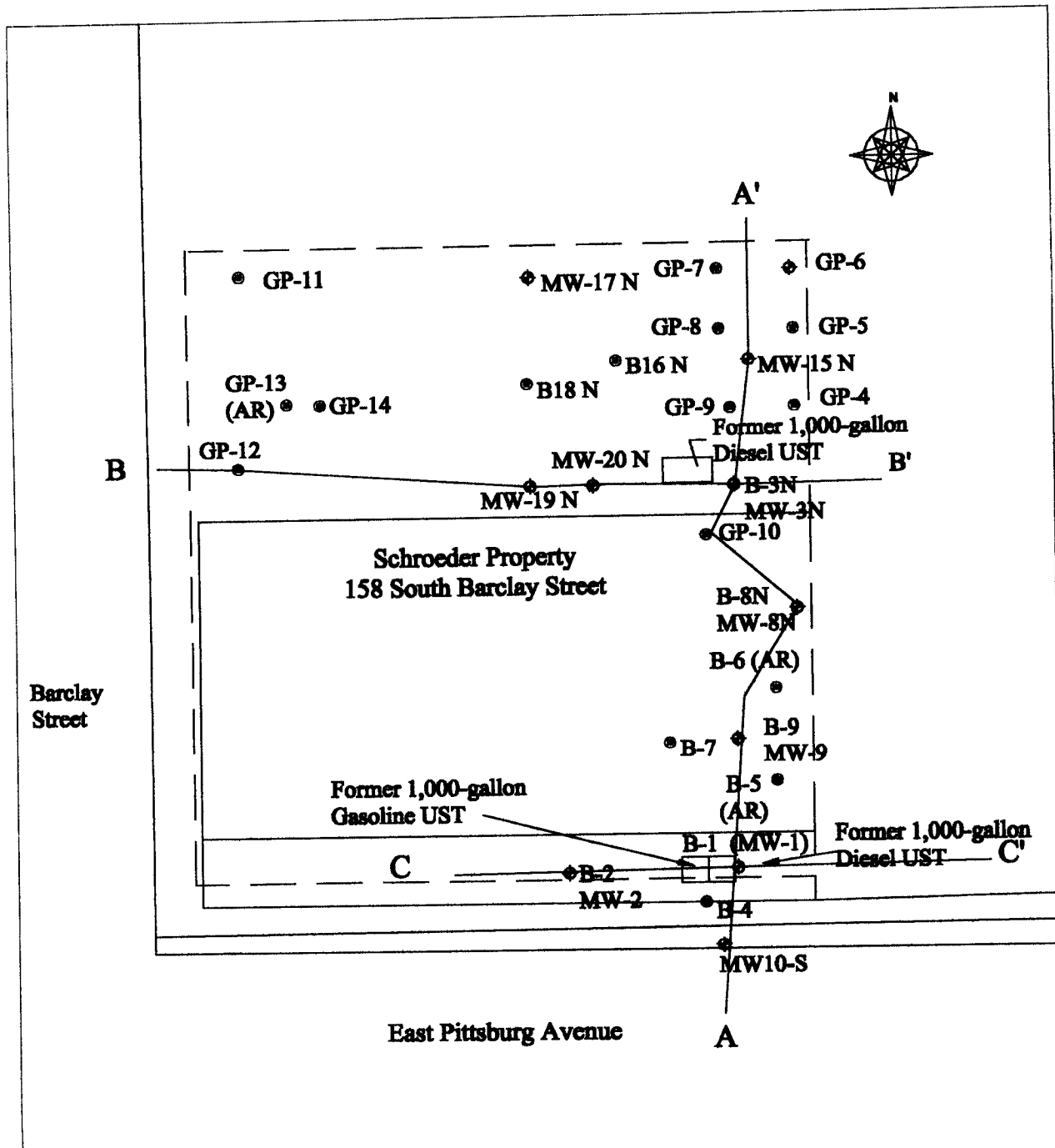


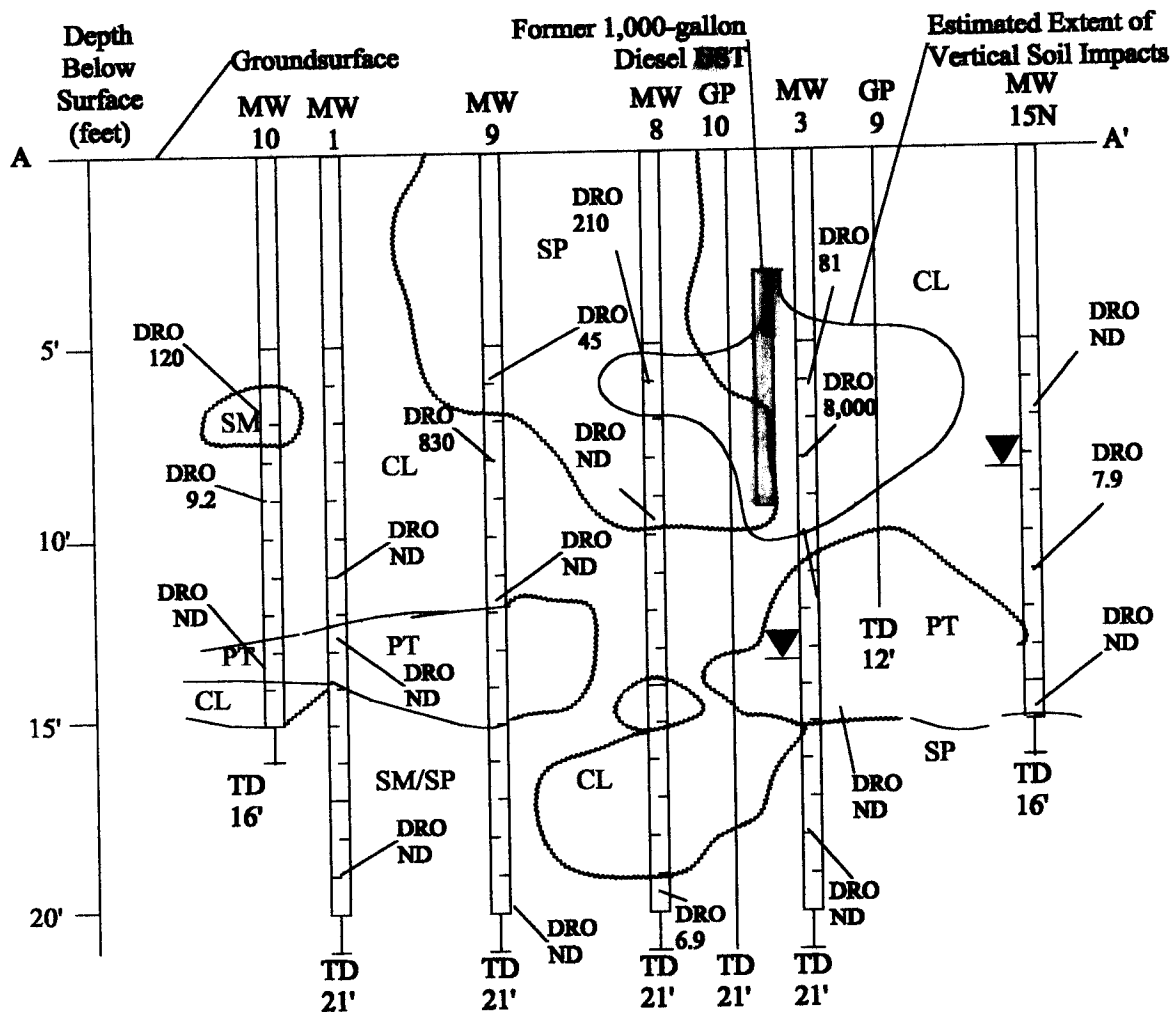
Figure 12
Cross Section Locations
Former Schroeder Property
158 South Barclay Street
Milwaukee, Wisconsin

Approximate Scale
1" = 30'



Assured Environmental Associates, Inc.
14120 West Glendale Avenue
Brookfield, Wisconsin

- Soil Boring Location
- ◆ Soil Boring/Groundwater Monitoring Well Location



Legend:

CL = Clay

SP or SP/SM = Sand or silty sand

ND = Non Detected

DRO = Diesel Range Organic

PT = Peat

TD = Total Depth

All contacts approximate

DRO in mg/kg

▼ Depth to Groundwater
8/27/98



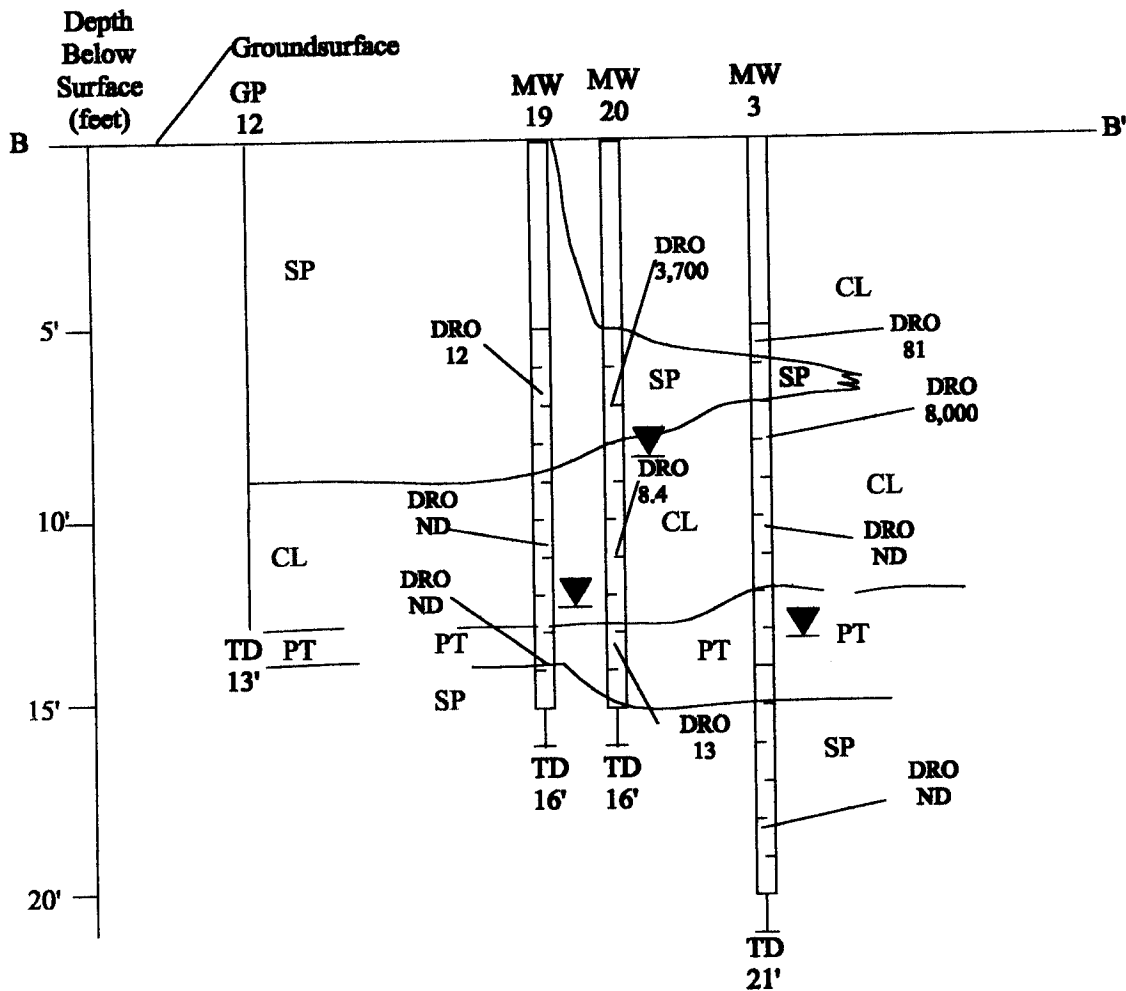
Assured Environmental Associates, Inc.
14120 West Glendale Avenue
Brookfield, Wisconsin

Figure 13
Cross Section A-A'
Former Schroeder Property
158 South Barclay Street
Milwaukee, Wisconsin

Approximate Scale:

Horizontal: 1"=30'

Vertical: 1" = 5'



Legend:

CL = Clay
 SP or SP/SM = Sand or silty sand
 ND = Non Detected
 DRO = Diesel Range Organics

PT = Peat
 TD = Total Depth
 All contacts approximate
 DRO in mg/kg

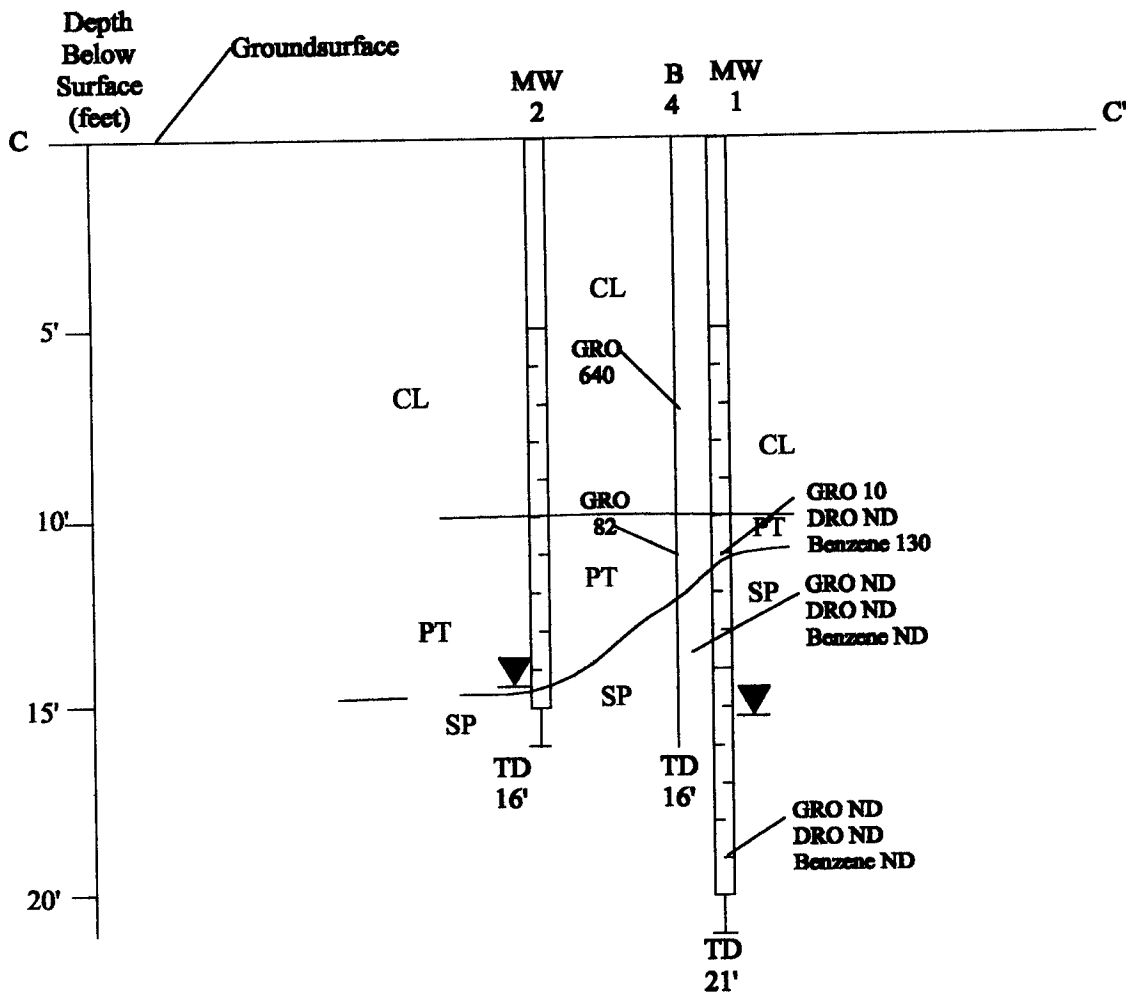
▼ Depth to Groundwater
 8/27/98

Figure 14
Cross Section B-B'
Former Schroeder Property
158 South Barclay Street
Milwaukee, Wisconsin

Approximate Scale:
 Horizontal: 1"=30'
 Vertical: 1"=5'



Assured Environmental Associates, Inc.
 14120 West Glendale Avenue
 Brookfield, Wisconsin



Legend:

CL = Clay

SP or SP/SM = Sand or silty sand

ND = Non Detected

DRO = Diesel Range Organics

Benzene in ug/kg

PT = Peat

TD = Total Depth

All contacts approximate

DRO and GRO in mg/kg

▼ **Depth to Groundwater**
8/27/98

Figure 15

Cross Section C-C'

Former Schroeder Property
158 South Barclay Street
Milwaukee, Wisconsin

Approximate Scale:

Horizontal: 1"=30'

Vertical: 1"=5'



Assured Environmental Associates, Inc.
14120 West Glendale Avenue
Brookfield, Wisconsin

Mr. Jeffery S. Polenske
Milwaukee City Engineering
Room 612, Frank P. Ziedler Municipal Bldg.
841 North Broadway St.
Milwaukee, WI 53202

Mr. Robert Harvey
Milwaukee City Clerk
200 E. Wells St., Room 205
Milwaukee, WI 53201

Re: Notification of Soil and Groundwater Contamination
158 South Barclay Street
Milwaukee, Wisconsin

Dear Sirs:

The Wisconsin Department of Commerce has required notification of soil and groundwater contamination at the above referenced facility which may affect the right of way of the above referenced Property.

Attached are Table 1 and Table 2 that provide contaminant concentrations in soil and groundwater on the Property.

If you have any questions or comments, please call me at (262) 781-4646 or mail me at the letterhead address.

Sincerely,

Gregory S. Walsh, PE
ASSURED ENVIRONMENTAL ASSOCIATES, INC.

Enclosed: Table 1, Table 2, Figure Map
Cc: Mr. Robert Schroeder
Mr. Stephen D. Mueller, WDOC